043.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,700 / 767,700
					USE VALUE:	767,700 / 767,700
					ASSESSED:	767,700 / 767,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VEATCH PHILLIP/ETAL
Owner 2:	CONNORS ALANNA
Owner 3:	
Street 1:	46 PARK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANGER MICHELE & ROBIN TRS -
Owner 2:	C/O ROBIN B LANGER -
Street 1:	46 PARK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Wood Shingle Exterior and 1530 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	251,700		516,000	767,700
Total Card	0.172	251,700		516,000	767,700
Total Parcel	0.172	251,700		516,000	767,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.76 | /Parcel: 501.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30727

GIS Ref

GIS Ref

Insp Date 11/26/18

!3706!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,700	0	7,500.	516,000	767,700	767,700	Year End Roll	12/18/2019
2019	101	FV	204,500	0	7,500.	548,300	752,800	752,800	Year End Roll	1/3/2019
2018	101	FV	204,500	0	7,500.	399,900	604,400	604,400	Year End Roll	12/20/2017
2017	101	FV	204,500	0	7,500.	348,300	552,800	552,800	Year End Roll	1/3/2017
2016	101	FV	204,500	0	7,500.	296,700	501,200	501,200	Year End	1/4/2016
2015	101	FV	193,100	0	7,500.	290,300	483,400	483,400	Year End Roll	12/11/2014
2014	101	FV	193,100	0	7,500.	238,700	431,800	431,800	Year End Roll	12/16/2013
2013	101	FV	193,100	0	7,500.	227,000	420,100	420,100		12/13/2012

PRINT

Date	Time
12/10/20	18:53:10

LAST REV

Date	Time
10/22/20	10:38:26
danam	

PAT ACCT. 3706

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGER MICHELE	32205-261		1/3/2001		240,000	No	No		
LANGER RUDOLPH	22804-133		1/6/1993		10	No	No		A

USER DEFINED

Prior Id # 1:	30727
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	798	Insulate	5,000	C				
8/22/2013	1267	Manual	17,200	C				
7/13/2005	609	Redo Bat	1,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2018	MEAS&NOTICE	CC	Chris C
1/9/2014	Info Fm Prmt	EMK	Ellen K
1/28/2009	Meas/Inspect	294	PATRIOT
4/24/2000	Inspected	276	PATRIOT
3/3/2000	Measured	268	PATRIOT
8/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	1									516,000						516,000	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 516,000 | Spl Credit | Total: 516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99940491
Adj $ / SQ:	175.396
Other Features:	75050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390899
Depreciation:	139160
Depreciated Total:	251739

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

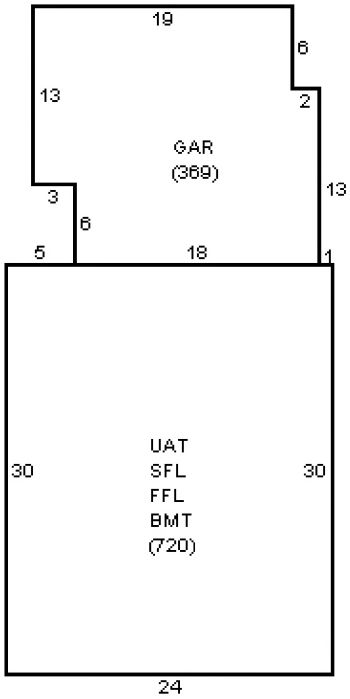
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.40
Special Features:	0	Val/Su Net:	92.91
Final Total:	251700	Val/Su SzAd	174.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	52.620	37,885
FFL	First Floor	720	175.400	126,285
SFL	Second Floor	720	175.400	126,285
GAR	Garage	369	21.760	8,030
UAT	Upper Attic	180	96.470	17,364

Net Sketched Area:	2,709			Total:	315,849
Size Ad	1440	Gross Are	3249	FinArea	1530

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc